



la Vita  
little italy

September and October 2019  
Volume 6, Issue 5

## Important Numbers

On-site Office  
619-236-1044 (M-F)

La Vita After-Hours  
619-299-6899 (option #5)

On-site Security  
(619) 856-9160  
Alternate (866) 804-4464

Management Office  
300 W. Beech Street  
San Diego, CA 92101  
619-236-1044  
SAfkhami@APSMmanagement.com

# la Vita HOA

## Message from the Board

We have been busy completing painting our planter walls in the courtyard and on the street perimeter. Window washing is complete and our annual Homeowners Association meeting was held in August. We also installed a deterrent to homeless sleeping on the Union Street side of our building. Please continue to involve SDPD and LI Live Well when you see threatening situations.

Our next significant improvement project is our remodeling of our hallways and lobbies. We will replace the tile and carpets, and repaint walls and ceilings. We hope to have phase one completed by Thanksgiving and phase two next January/February.

As we approach the end of 2019, consider joining one of our HOA Board committees. Stop in to discuss with Sabrina for what is available and how you can help us maintain our building.

Saluti - Ken Henehan

### Annual Meeting Board Election:

Thanks to everyone who attended our Annual meeting in August. Dinner provided by Rovino was a big hit once again.

Ken Henehan and Susan Ranft were re-elected to the Board. The Board of Directors will remain:  
President: Ken Henehan  
Vice President: Debbie Petruzzelli  
Treasurer: Belinda Romero  
Secretary: Susan Ranft  
Member at Large: Susie Min

**New Security Company:** We are pleased to welcome GMI as our new provider for Security at la Vita. Eboni has transitioned to GMI as well and will continue to be our lead guard. Please change your security telephone to: (619) 856-9160

**CC&R and Bylaw Revisions:** We are still collecting ballots in order to reach a quorum for a vote count. If you have not returned your ballots, please do so ASAP. We are making calls to those who have outstanding ballots.

**Hallway Refresh:** Paint and carpet replacement will begin in September and continue until Thanksgiving. After a break for the holidays we are hopeful to start lobby remodel in January. Stay tuned!

**Package Deliveries and Options:** We continue to work with Amazon and their agents to ensure that packages are delivered to doorways rather than dumped in the lobby.

We are again investigating the possibility of adding Amazon lockers, however our initial conversations with Amazon were cost-prohibitive.

Other delivery suggestions: Add "delivery instructions" to your Amazon order to indicate "Deliver to Door. Do not leave in the lobby"; use an Amazon locker (locations at 7-11 on Grape St., or at Whole Foods); deliver to your work location.

We still occasionally have packages taken from doorways and we investigate as thoroughly as possible. If you're concerned about deliveries use one of the above options.

## Frequently Asked Questions (FAQs)

### Garage Etiquette

We have a lot of vehicles that move through our parking garage each day. In order to keep traffic moving smoothly remember these helpful hints:

- Cars exiting should stop on the ramp to allow for cars entering (this is due to the ramp pitch which prohibits cars entering from being able to have a visual down the ramp)
- Cars entering should STOP at the bottom of the ramp (note the stop sign above) and check the mirrors. Please wait for oncoming vehicles that need to enter the ramp area
- Stop before making the left turn to go up the ramp (a stop has been painted on the floor)
- Watch for pedestrians on the sidewalk! They DO have the right-of-way
- “Piggy-backing” into and out of the garage is discouraged, but we realize it happens. If possible note the time and vehicle description and let Sabrina know in case we need to check the cameras
- Please watch speeds in the parking garage and utilize the mirrors at the turns.

And note: There is an Emergency key access at the bottom of the ramp. If the garage door doesn't open, use your common area key

**We “pawsitively” love our pups!** La Vita and Little Italy are such dog-friendly places to live. To help maintain our harmonious surroundings please keep in mind:

- If Fido has an accident entering or exiting the common areas, the human resident should clean it as soon as possible. This includes the courtyard, elevators, and lobbies;
- If you're leaving for an extended period of time, please close your doors and windows. Frequently Fifi gets lonely and barks while you are gone. Please never leave your pups unattended on your patio or balcony;
- According to HUD guidelines "an assistance animal is not a pet. It is an animal that works, provides assistance or performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person's disability." The association may request reliable, disability-related information that is necessary to verify that the owner of the animal is disabled under the Fair Housing Act. Forms are available in the onsite office.

**Budget:** Our finance team and board are working on the 2020 budget. Budget and HOA dues info will be sent by November.

#### Little Italy News

**Little Italy Assn. Meeting:** September 10 and October 1  
Our Lady of the Rosary Community Room  
8:30 – 10:00am

**Cop on a Rooftop:** Sept. 12, 6:00-10:00am. The Little Italy Association is supporting Cop on a Rooftop to raise

funds for the Law Enforcement Torch Run and Special Olympics Southern California. Join in at the Dunkin' Donuts located at 225 Broadway.

#### Annual State of the Neighborhood

**Address:** Sept. 26, Piazza della Famiglia from 6:30 – 8:30pm  
LIA CEO Marco LiMandri will give his presentation on the past, present and future of Little Italy.

On October 16, the **Little Italy Residents Association (LIRA)** hosts the League of Women Voters “Everything you want to know about the ballot measures on the March 2020 Ballot.” This presentation will be

followed by brief community updates. Location is the Firehouse Museum 6:00 to 8:00pm.

**Trick or Treat on India Street:** Friday October 25, 5:30-7:30 on India Street and in the Piazza.

**La Vita HOA Meetings:** Upcoming meetings\* are: 9/23 & 10/22 & 11/26. No meeting in December  
Regular meetings are at 6:30pm in the meeting room on the lobby level.  
\*Meetings subject to change